019.0	0004	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	751,900 /	751,900
					USE VALUE:	751,900 /	751,900
					ASSESSED:	751,900 /	751,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		BAY STATE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHMITT JOHN P /LIFE ESTATE &	
Owner 2:	SOARES MICHELLE/LIFE ESTATE	
Owner 3:		
Street 1:	95 BAY STATE RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	SCHMITT JOHN P -
Owner 2:	-
Street 1:	95 BAY STATE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,700 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 1558 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5700.000	249,600		502,300	751,900
Total Card	0.131	249,600		502,300	751,900
Total Parcel	0.131	249,600		502,300	751,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.76 | /Parcel: 482.7

Legal Description

User Acct 13997

GIS Ref

GIS Ref

Insp Date 12/20/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 019.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	249,600	0	5,700.	502,400	752,000	752,000	Year End Roll	12/18/2019
2019	101	FV	206,100	0	5,700.	650,100	856,200	856,200	Year End Roll	1/3/2019
2018	101	FV	203,500	0	5,700.	413,700	617,200	617,200	Year End Roll	12/20/2017
2017	101	FV	203,500	0	5,700.	378,200	581,700	581,700	Year End Roll	1/3/2017
2016	101	FV	203,500	0	5,700.	307,300	510,800	510,800	Year End	1/4/2016
2015	101	FV	190,900	0	5,700.	307,300	498,200	498,200	Year End Roll	12/11/2014
2014	101	FV	190,900	0	5,700.	280,100	471,000	471,000	Year End Roll	12/16/2013
2013	101	FV	190,900	0	5,700.	266,500	457,400	457,400		12/13/2012

!1647!

PRINT

Date	Time
12/10/20	17:13:17

LAST REV

Date	Time
03/28/18	10:18:52

apro

1647

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHMITT JOHN P,	1420-43		7/26/2012	Convenience	100	No	No		
ADLER GEORGE &	1416-113		5/31/2012		500,000	No	No		
ADLER GEORGE &	1248-59		2/12/2002	Family	10	No	No		
	716-4		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	13997
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2017	649	Wood Dec	16,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/20/2017	Inspected	BS	Barbara S
11/15/2017	MEAS&NOTICE	BS	Barbara S
8/30/2012	MLS	EMK	Ellen K
2/4/2009	Meas/Inspect	294	PATRIOT
9/28/1999	Meas/Inspect	264	PATRIOT
8/24/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5700		Sq. Ft.	Site		0	85.	1.04	2									502,349						502,300	

Total AC/HA: 0.13085 | Total SF/SM: 5700 | Parcel LUC: 101 One Family | Prime NB Desc: KEL/MANOR | Total: 502,349 | Spl Credit | Total: 502,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.32415724
Const Adj.:	0.98549062
Adj $ / SQ:	137.019
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	339070
Depreciation:	89514
Depreciated Total:	249555

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	4	Baths:	2	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

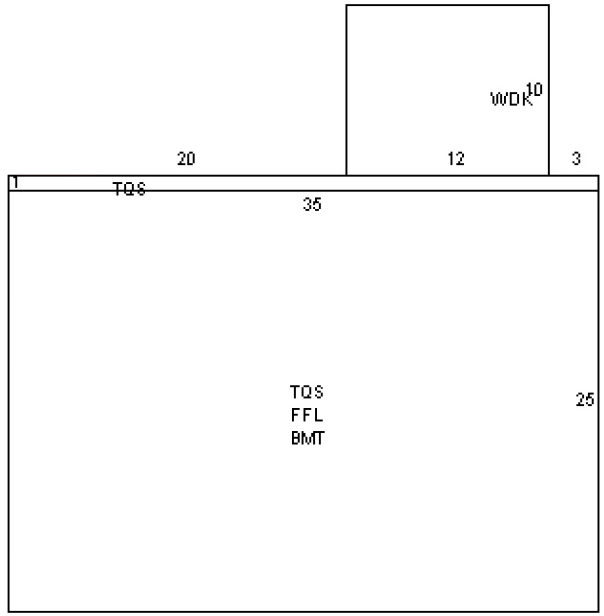
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	137.02
Special Features:	0	Val/Su Net:	97.77
Final Total:	249600	Val/Su SzAd	160.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	875	41.110	35,968
FFL	First Floor	875	137.020	119,892
TQS	3/4 Story	683	137.020	93,516
WDK	Deck	120	14.130	1,695

Net Sketched Area:	2,553			Total:	251,071
Size Ad	1557.5	Gross Are	2780	FinArea	1558

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 019.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X6	A	AV	2014	0.00	T	4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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